



Asking Price £750,000

TENURE : FREEHOLD

Beechwood Gardens, IG5

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Cranbrook Lettings Ltd
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- Three Bedrooms
- Semi-Detached House
- Extended To the Rear
- Spacious Reception Room
- Reception cum Dinning area
- Ground Floor W/C
- Master Bedroom
- Off Street Parking
- Side Gate Access
- Beautiful Rear Garden
- Close to Gants Hill Station.

Tenure : Freehold . Council tax band : E . EPC rating : D

Within the popular 'Woods Estate' and within walking distance to Clayhall Park, is this beautifully presented three-bedroom semi-detached house.

The Property consists of Three Bedrooms, Two Receptions cum dinning area and beautiful kitchen giving easy access to reception & dinning area.

On the ground floor the property has a very large contemporary reception, the second reception cum dinning area with a modern kitchen, it also benefits from having tiled flooring. Bright sunlight, garden view, cosy area for entertainment and relaxing. There is cloakroom on ground floor.

Up to the first floor there are two large double bedrooms and a spacious single. Also located on this floor is the family bathroom with shower room and Bath Tub.

The property has a large driveway for at least two/three cars as well as a separate garage which can be accessed from the side of the house at the rear, this garage has the potential of being converted into either a home office, gym or even separate living area annex (subject to planning). There is also side access directly to the garden.

The vendor and their family have lived here for 34 years, they are very glad that this house is located in safe surrounding and all the local amenities, shops, restaurants, schools, parks, activities at a walking distance. This property also has the potential of being extended further (STPP).

Property is close to Gants hill underground station, Easy access travel to Ilford Station and Exchange Mall and Parks. Many

restaurants and Schools close by.

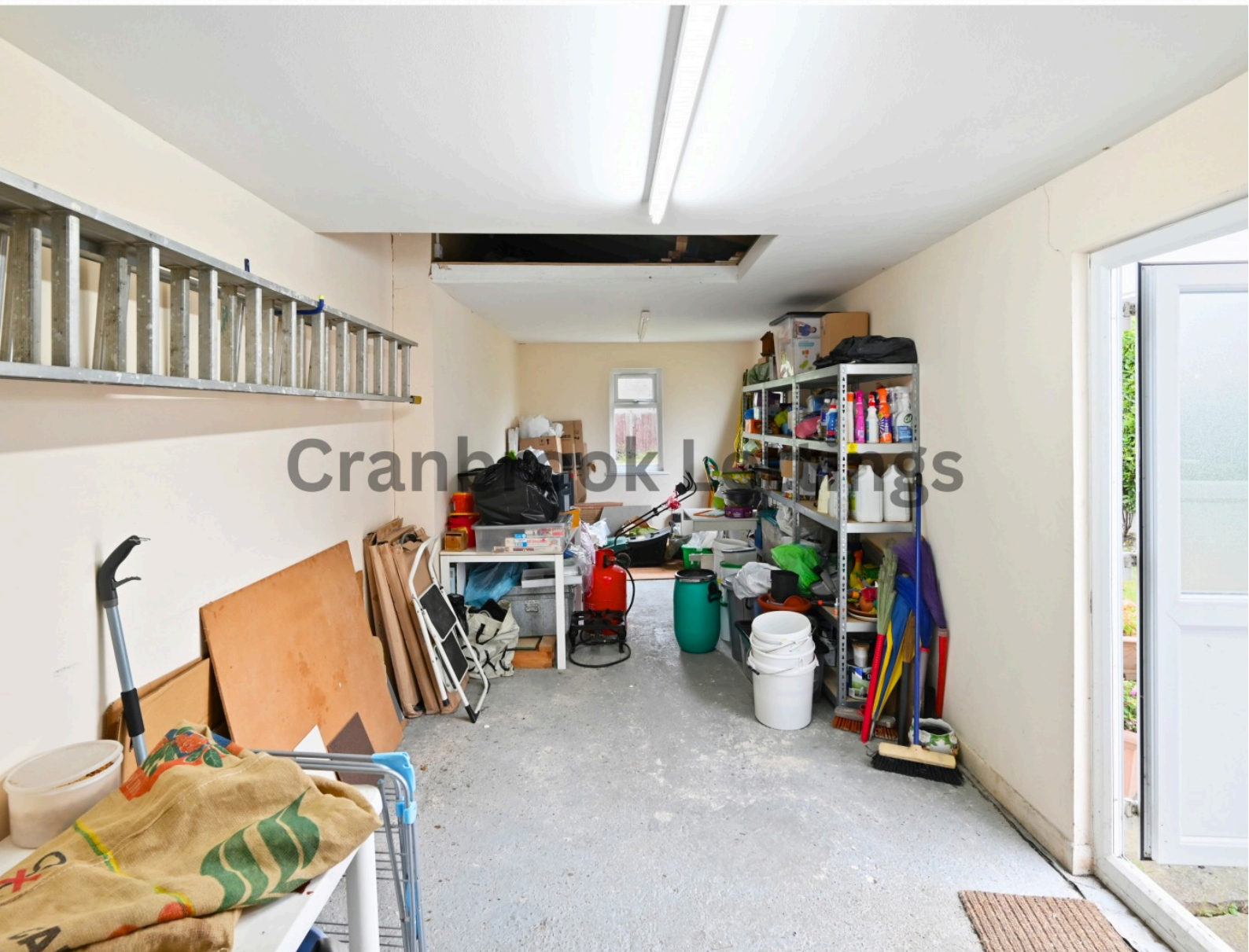
Contact us to arrange a viewing.

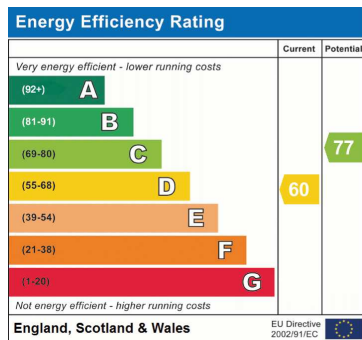
Cranbrook Lettings Ltd is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Successful buyers will be required to complete anti-money laundering and proof of funds checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.

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